

A large, stylized teal graphic on the left side of the page, consisting of several overlapping, curved, brush-stroke-like shapes that resemble a stylized letter 'S' or a series of connected curves.

Land Use Bylaw Amendment

Section 120 RMHC - Manufactured Home Court Residential District

- **Second and Third Reading**

City of Spruce Grove

Council Meeting

Bylaw C-1142-21

June 13, 2022





» Proposal to:

- » change the existing land use district to clarify regulation in the developed areas, and
- » to establish how available expansion areas can develop.

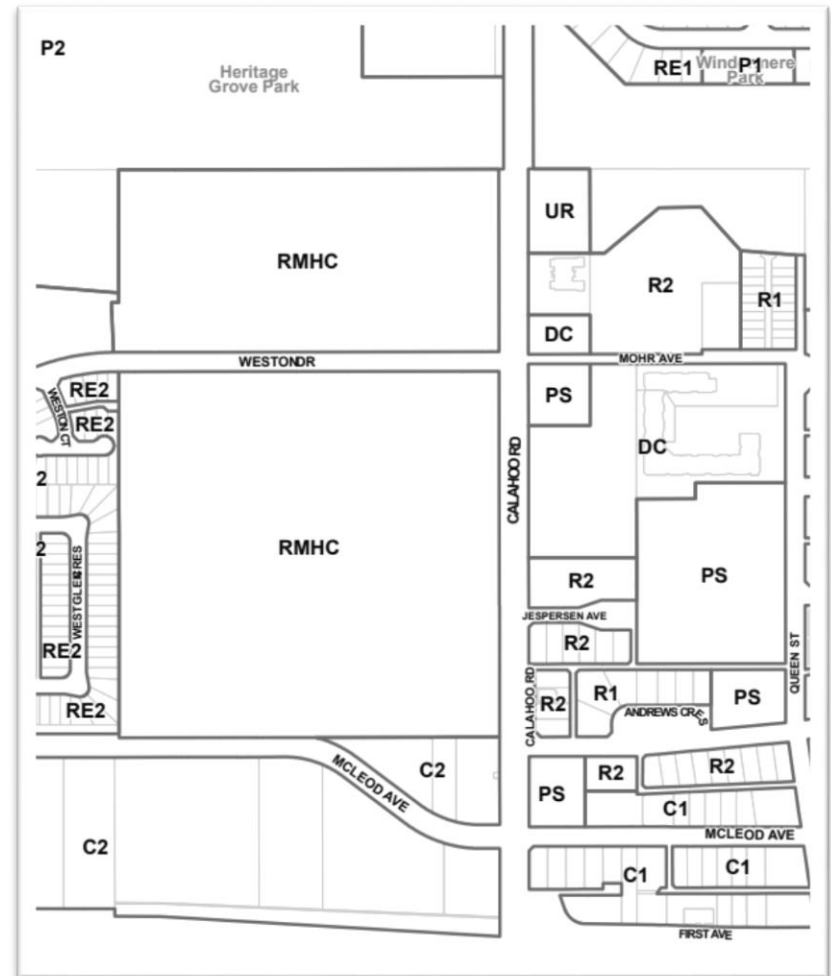
» The City recognizes Land Use Bylaw changes are needed to improve the District's usefulness.





Proposed Text Amendment

- » Proposes substantial changes to the existing Manufactured Home Court District
- » The existing District is to be rescinded and replaced in its entirety
- » The proposed regulation pertains to Mobile City Estates, the district's only user.





Location and Site

- » Mobile City Estates is located west of Calahoo Road west of the City Centre
- » The site is 22.2 ha with approximately 20% of its lands remaining undeveloped
- » The existing development has approximately 240 units
- » Current density of 10.8 dwelling units per net residential hectare it is a low-density residential use in the City





Proposed Text Amendment

» Area A – Existing Mobile City Estates

» addresses the existing development to clarify how it is to be managed over time allowing for orderly and incremental upgrading.

» Area B – Expansion Area

» Provides a regulatory system for the expansion area

» Area C – Future Development

» a large, treed site adjacent to Heritage Grove Park will remain as a future development area

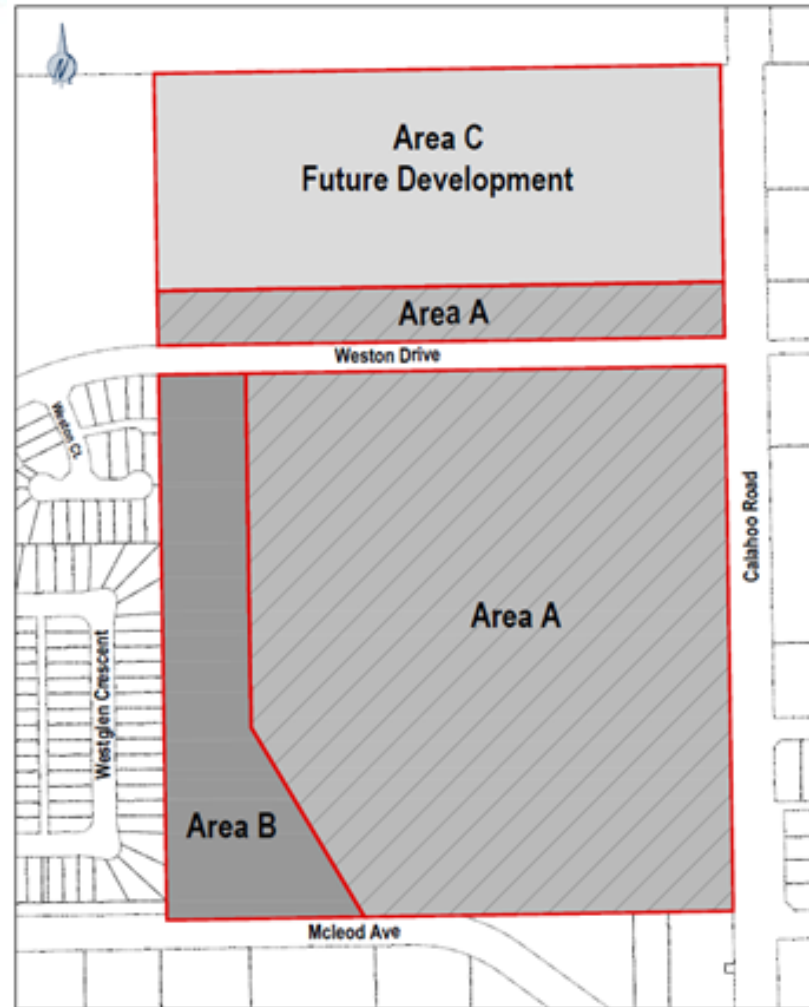


Figure 1 - Mobile City Estates Sub-Areas Map





- » Administration supports this amendment.
- » This proposal provides:
 - » a regulatory system that will allow Mobile City Estates development to continue with a higher degree of predictability regarding the site's development outcome and safe operation.

2nd and 3rd Reading

C-1142-21

Questions & Comments

